

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP  
(954) 797-1101

**SUBJECT:** Resolution - Plat Amendment

DG 3-1-01 Meeks Farms Plat - 5700 South University Drive

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON-VEHICULAR ACCESS LINE OF THE “MEEKS FARMS PLAT”, AND PROVIDING AN EFFECTIVE DATE

**REPORT IN BRIEF:**

Petitioner is requesting a modification of the existing non-vehicular access line along University Drive to provide for an additional fifty (50) foot opening at the south plat limit in order to provide a one-hundred (100) foot shared access opening with the “Wolf Family Plat” to the south, as recommended by Broward County Traffic Engineering Division to the State of Florida Department of Transportation.

**PREVIOUS ACTIONS:** None.

**CONCURRENCES:**

The Broward County Board of Commissioners made the modification a condition of approval for the “Wolf Family Plat”. The modification was recommended by the Broward County Traffic Engineering Division and Florida Department of Transportation.

**FISCAL IMPACT:** None.

**RECOMMENDATION(S):** Motion to Approve.

**Attachment(s):** Resolution, Planning Report, Landuse map, Subject Site map, Aerial.

**Application #: DG 3-1-01**

**Revisions:**

**Exhibit “A”**

**Original Report Date: 4/13/01**

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

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**Owner:**

**Name:** William and Elise Meeks  
**Address:** 2601 East Oakland Park Blvd, Suite 400  
**City:** Fort Lauderdale, FL 33306  
**Phone:** (954)565-2200

**Agent:**

**Name:** Gustavo Aguirre  
**Address:** 5450 Griffin Road  
**City:** Davie, FL 33314  
**Phone:** (954)584-6880

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**BACKGROUND INFORMATION**

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**Application History:** None.

**Application Request:** Petitioner is requesting a modification of the existing non-vehicular access line along University Drive to provide for an additional fifty (50) foot opening at the south plat limit in order to provide a one-hundred (100) foot shared access opening with the “Wolf Family Plat” to the south.

**Address/Location:** 5700 South University Drive/Generally located on the east side of University Drive, approximately 1000 feet north of Stirling Road.

**Future Land Use Plan Designation:** Commerce/Office

**Zoning:** CC, Commerce Center District

**Parcel Size:** 8.9 acres (389,222 square feet)

**Surrounding Uses:**

**North:** Vacant  
**South:** Vacant  
**East:** Vacant  
**West:** Commercial

**Surrounding Land  
Use Plan Designation:**

Commerce/Office  
Commerce/Office  
Residential (1 DU/AC)  
Commercial

**Surrounding Zoning:**

**North:** CC, Commerce Center District

**South:** CC, Commerce Center District  
**East:** A-1, Agriculture District  
**West:** B-2, Community Business District

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## **ZONING HISTORY**

**Related Zoning History:** None.

**Previous Request on same property:** Town Council approved plat request P 6-2-93 on February 16, 1994, with a plat note restricting the plat to 125,000 square feet of office use.

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## **Summary of Significant Development Review Agency Comments**

The Broward County Board of Commissioners made the modification a condition of approval for the "Wolf Family Plat". The modification was recommended by the Broward County Traffic Engineering Division and Florida Department of Transportation.

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## **Applicable Codes and Ordinances**

None.

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## **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a girl scout campground facility, and a private school.

**Broward County Comprehensive Plan:** The Broward County Comprehensive Plan requires that any changes to the restrictive note on the plat be reviewed and approved or disapproved by the municipality, and with final approval by Broward County Commission.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

**Concurrency Considerations:** The application indicates no increase in trips on the roadway

network.

**Applicable Goals, Objectives & Policies:** None.

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**Staff Analysis/Findings of Fact**

This amendment to the Meeks Farms Plat non-vehicular access line was a condition of approval of the Wolf Family Plat set forth by the Broward County Commission. In order for the Wolf Family Plat to have access to University Drive, a shared access opening with the Meeks Farms Plat was required. Staff has no objection to the plat amendment.

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**Staff Recommendation**

**Recommendation:** Based upon the above and the finding of facts in the positive, staff recommends **approval**, of petition DG 3-1-01.

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**Exhibits**

1. Resolution
2. Plat
3. Sketch and description of existing N.V.A.L.
4. Sketch and description of new N.V.A.L.
5. Landuse map
6. Subject Site map
7. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

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the 1990s, the number of people who have been convicted of crimes has increased significantly. In 1990, there were 1.5 million people in the U.S. who had been convicted of a crime. By 2000, that number had increased to 2.5 million. This increase is due to a number of factors, including the fact that the U.S. has a higher rate of incarceration than any other country in the world. In 2000, the U.S. had a rate of incarceration of 699 people per 100,000, while the next highest rate was in Norway, with 67 people per 100,000. This increase in incarceration has led to a number of problems, including overcrowding in prisons, increased costs to the government, and a higher risk of violence. In response, many states have implemented reforms to the criminal justice system, including the use of plea bargaining, the creation of pretrial release programs, and the use of video conferencing for court appearances. These reforms have helped to reduce the number of people in prison, but they have also led to concerns about the quality of the justice system. For example, the use of plea bargaining has led to a higher rate of guilty pleas, which has reduced the number of people who go to trial. This has led to concerns about the fairness of the system, as people who are innocent may be forced to plead guilty in order to avoid a longer sentence. The use of pretrial release programs has also led to concerns about public safety, as some people who are released may be a risk to the community. Finally, the use of video conferencing has led to concerns about the quality of the trial process, as it may be more difficult to observe the behavior of the parties in the courtroom. Despite these concerns, the reforms have helped to reduce the number of people in prison, which is a positive step towards a more just and efficient criminal justice system.

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1. The first step is to identify the problem. In this case, the problem is that the user is unable to access the internet.

2. The next step is to check the network connection. This can be done by checking the status of the network adapter in the device manager.

3. If the network adapter is not working, it may be necessary to update the drivers or reinstall them.

4. Another possible cause is a firewall or security software that is blocking the internet access.

5. It is also possible that the internet service provider (ISP) is having a problem.

6. Finally, the user should check the router settings to ensure that it is configured correctly.

Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair and views the target through a video camera. The target is a small object (e.g., a ball) that is suspended in the air. The subject is instructed to move the hand to the target. The distance between the hand and the target is measured. The distance is then compared to the distance between the hand and the target when the hand is at the starting position. The difference between the two distances is the error. The error is used to calculate the error signal. The error signal is then used to calculate the error signal. The error signal is then used to calculate the error signal. The error signal is then used to calculate the error signal.

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DOI: 10.1177/0886260511419001  
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1. Name of the person or organization: *Charles W. Hughes*  
 2. Address: *1000 1st Street, New York, N.Y.*  
 3. City: *New York*  
 4. State: *N.Y.*  
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 1954."

OF A PORTION OF TRACT 53,  
AND LAND COMPANY SUBDIVISION

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

THE EVERHARDS 2000  
OF SECTION 33, TOWN  
(PLAT BOOK  
TOWN OF DAVIE •

SHIP 50 SOUTH, RANGE 41 EAST,  
 BK 3, PAGE 67, D.C.R.)  
 BROWARD COUNTY • FLORIDA  
 JUNE 1993

[illegible]

2015 RELEASE UNDER E.O. 14176

Figure 1 is a schematic diagram of the experimental setup. It shows a subject seated at a table, looking at a screen. A starting point (a dot) is marked on the table surface. A target (a circle) is also marked on the table surface. The distance between the starting point and the target is labeled 'D'. The distance between the starting point and the screen is labeled 'L'. The distance between the target and the screen is labeled 'D-L'.

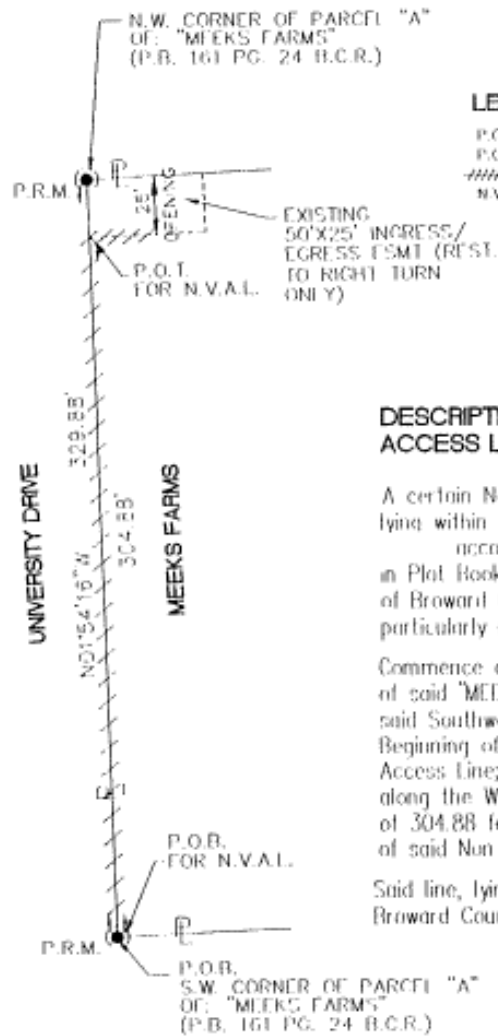
[illegible]

# SKETCH AND DESCRIPTION

SHEET 1 OF 1

THIS IS NOT A SURVEY BUT ONLY A GRAPHICAL REPRESENTATION OF THE DESCRIPTION SHOWN HEREON.

## EXHIBIT "A"



### LEGEND:

- P.O.B. = INDICATES POINT OF BEGINNING
- P.O.T. = INDICATES POINT OF TERMINATION
- ////// INDICATES NON VEHICULAR ACCESS LINE
- N.V.A.L. = INDICATES NON VEHICULAR ACCESS LINE

### DESCRIPTION OF EXISTING NON-VEHICULAR ACCESS LINE:

A certain Non-Vehicular Access Line (NVAL) lying within the Plat of "MECKS FARMS" according to the Plat thereof as recorded in Plat Book 161, Page 24 of the Public Records of Broward County, Florida; said line being more particularly described as follows:

Commence at the Southwest corner of Parcel "A" of said "MECKS FARMS" plot, said Southwest corner being the Point of Beginning of the herein described Non-Vehicular Access Line; thence proceed N 01° 54' 16" W along the West line of said Parcel "A" a distance of 304.88 feet to the point of Termination of said Non-Vehicular Access Line.

Said line, lying and being in the Town of Davie, Broward County, Florida.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION CONFORMS TO CHAPTER 2001, F.S. (1) (FLORIDA ADMINISTRATIVE CODE), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTE: THE UNDERSIGNED AND ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC. MAKES NO REPRESENTATIONS, NOR GUARANTEES, AS TO THE COMPLETENESS OF THE INFORMATION HEREON WITH RESPECT TO EASEMENTS, RIGHTS OF WAY, EASEMENT LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. RECORDS. THIS INSTRUMENT IS INTENDED TO REFLECT ONLY SUCH ITEMS SHOWN ON THE REFERENCE AERIAL PHOTOGRAPH. THE PUBLIC RECORDS IN CONNECTION WITH THE LANDS DESCRIBED HEREON. THIS INSTRUMENT IS THE PROPERTY OF AEGF AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM AEGF.

PAUL TAYLOR, P.E.  
REGISTERED ENGINEER NO. 37574  
STATE OF FLORIDA

REVISION/REMARKS

(DATE: DECEMBER 15th, 1999)

SCALE: 1"=50'

DRAWN BY: M.J.

CHECKED BY: G.K.A.

PROJECT No. 98-03



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.  
PLANNING, ENGINEERING, DESIGN, INSPECTION SERVICES  
4000 UNIVERSITY ROAD, SUITE 101, DAVIE, FLORIDA 33314  
TEL: 954-944-1111 FAX: 954-944-1112

WOLF FAMILY PLAT

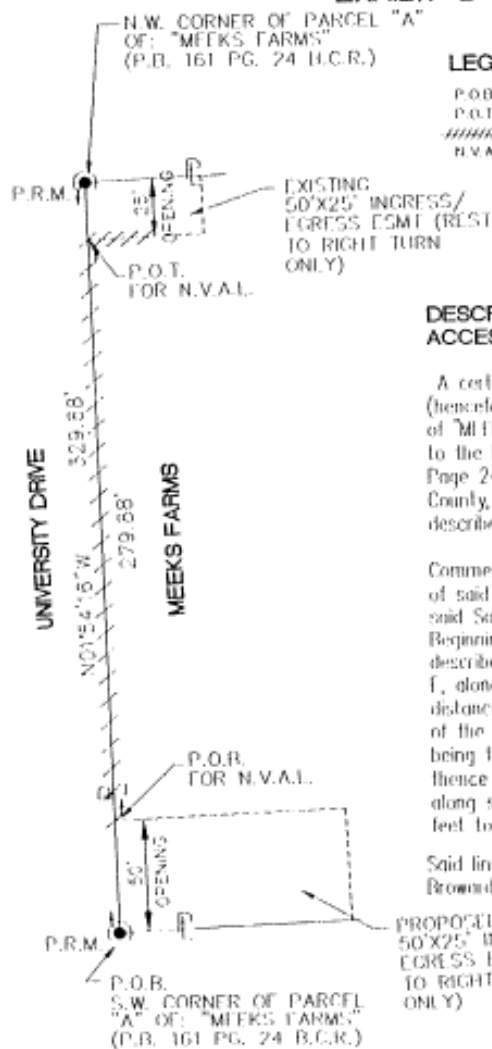
SKETCH AND  
DESCRIPTION  
OF EXISTG. NVAL

# SKETCH AND DESCRIPTION

SHEET 1 OF 1

THIS IS NOT A SURVEY BUT ONLY A GRAPHICAL REPRESENTATION OF THE DESCRIPTION SHOWN HEREON.

## EXHIBIT "B"



### LEGEND:

- P.O.B. = INDICATES POINT OF BEGINNING
- P.O.T. = INDICATES POINT OF TERMINATION
- ////// INDICATES NON-VEHICULAR ACCESS LINE
- N.V.A.L. = INDICATES NON-VEHICULAR ACCESS LINE

### DESCRIPTION OF NEW NON-VEHICULAR ACCESS LINE:

A certain Non-Vehicular Access Line (hereinafter called NVAL) lying within the Plot of "MEEKS FARMS", according to the Plat thereof as recorded in Plat Book 161, Page 24 of the Public Records of Broward County, Florida; said line being more particularly described as follows:

Commence at the Southwest corner of Parcel "A" of said "MEEKS FARMS" plot, said Southwest corner being the Point of Beginning of a 50 ft. opening of the herein described NVAL; thence proceed N 01° 54' 16" W  $\frac{1}{4}$  along the South line of said Parcel "A" a distance of 50.00 feet to the Point of Termination of the aforesaid 50 ft. opening, said point also being the Point of Beginning of the said NVAL; thence continue on the last described course along said South plat line a distance of 279.88 feet to the Point of Termination of said NVAL.

Said lines, lying and being in the Town of Davie, Broward County, Florida.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION CONFORMS TO CHAPTER 220-6.02 (3) OF THE FLORIDA ADMINISTRATIVE CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTE: THE UNDERSIGNED AND ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC. MAKES NO REPRESENTATIONS NOR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REPRESENTED HEREON PERTAINING TO EXISTING RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT ONLY THOSE ITEMS SHOWN ON THE REFERENCE ABOVE. ANY DISCREPANCY BETWEEN THE PUBLIC RECORDS IN CONNECTION WITH THE LANDS DESCRIBED HEREON, THIS INSTRUMENT IS THE PROPERTY OF ASSES AND SHALL NOT BE REPRODUCED OR USED IN PART WITHOUT WRITTEN PERMISSION FROM ASSES.

WOLF FAMILY, INC.  
REGISTERED ENGINEER NO. 3754  
STATE OF FLORIDA

REMARKS/NOTES:

DATE: DECEMBER 15th, 1999

SCALE: 1"=50'

DRAWN BY: M.J.

CHECKED BY: C.A.

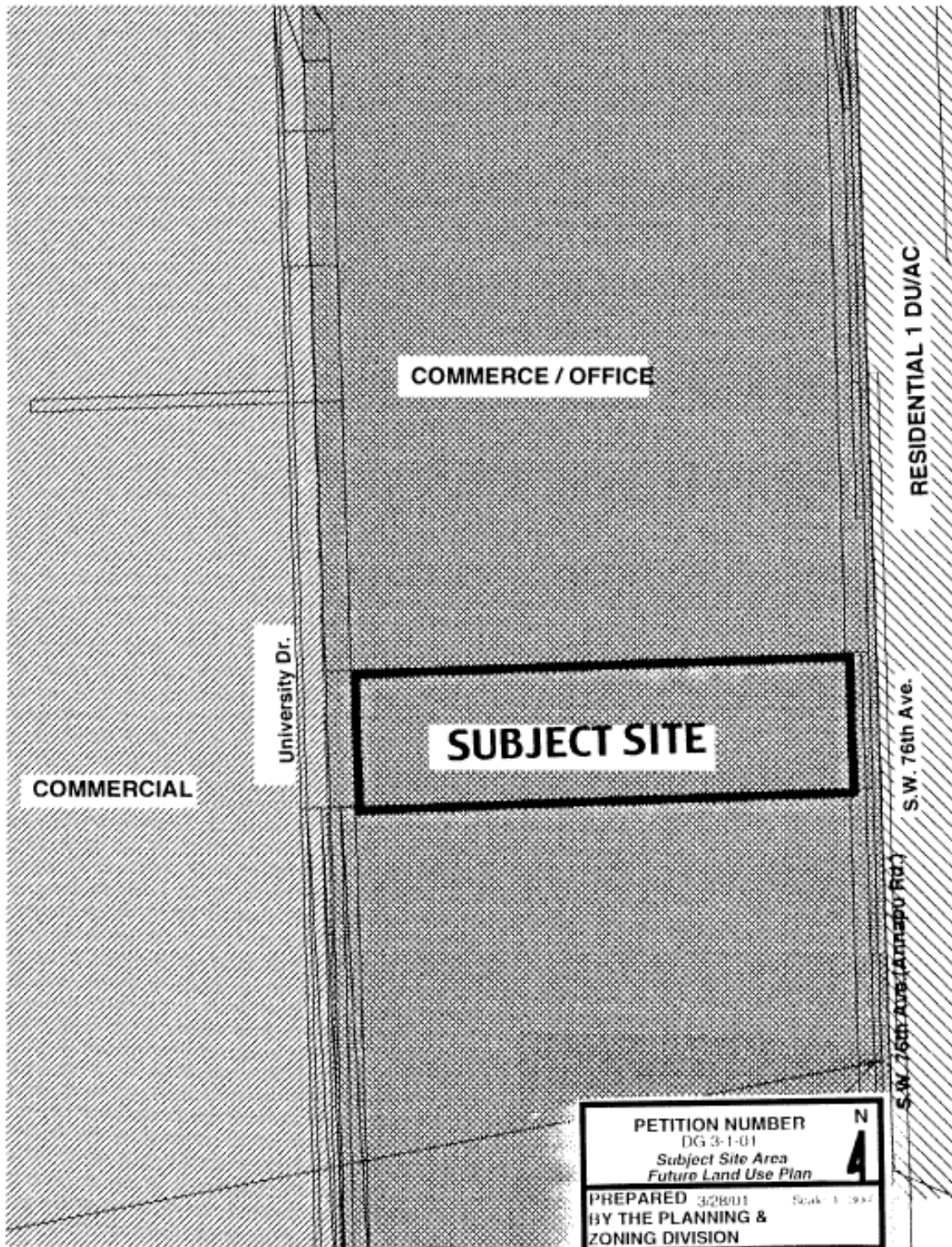
PROJECT NO.: 98-03



ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.  
PLANNING, LEADERSHIP, DESIGN, INSPECTION SERVICES  
BARBARA L. JACOBSON, P.E., SUZANNE M. WATSON, P.E., ROBERT L. JACOBSON, P.E., ROBERT L. JACOBSON, P.E.

WOLF FAMILY PLAT

SKETCH AND  
DESCRIPTION  
OF NEW NVAL



COMMERCE / OFFICE

University Dr.

COMMERCIAL

SUBJECT SITE

RESIDENTIAL 1 DU/AC

S.W. 76th Ave.

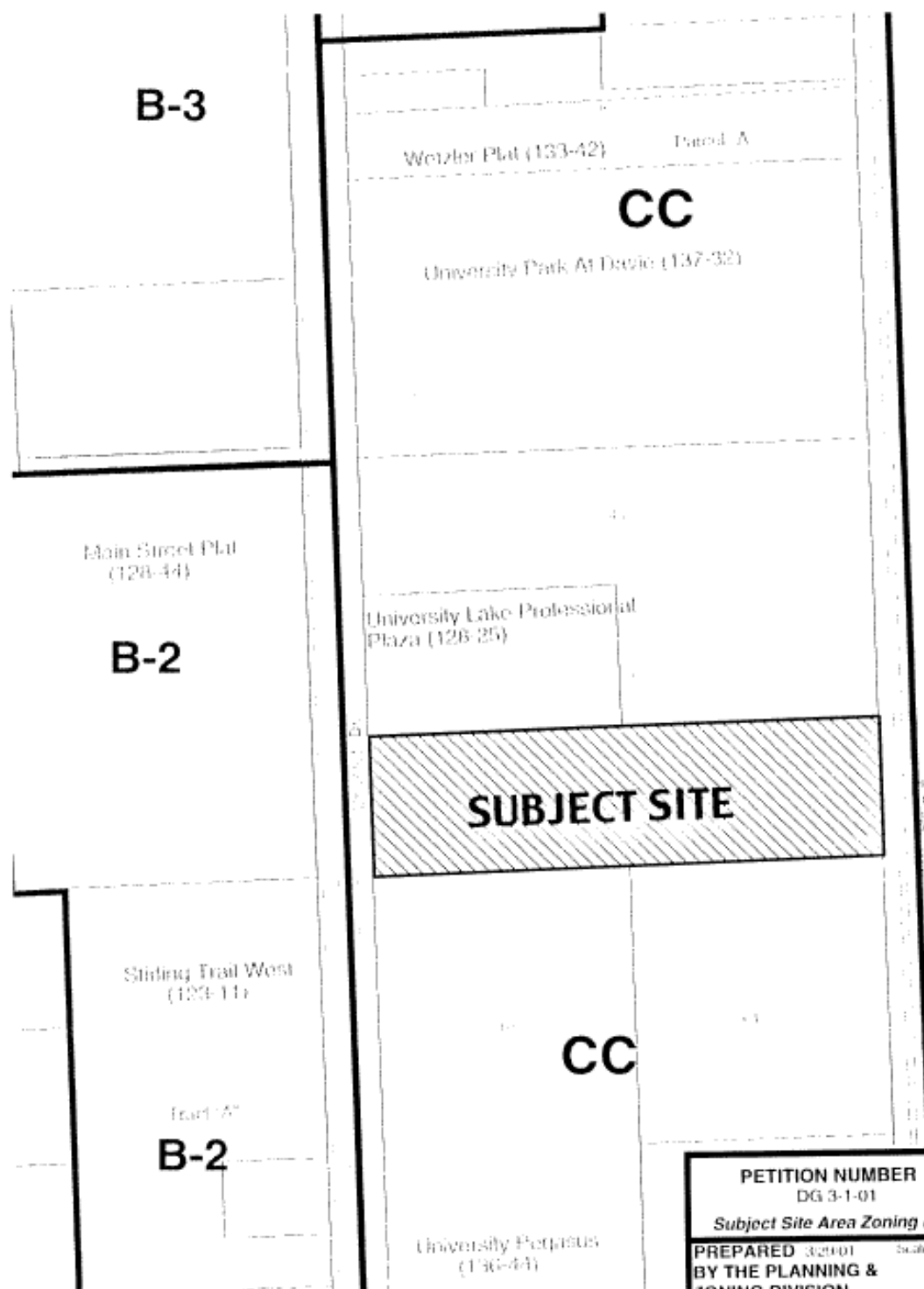
S.W. 76th Ave. (Annapolis Rd.)

PETITION NUMBER  
DG 3-1-01  
Subject Site Area  
Future Land Use Plan

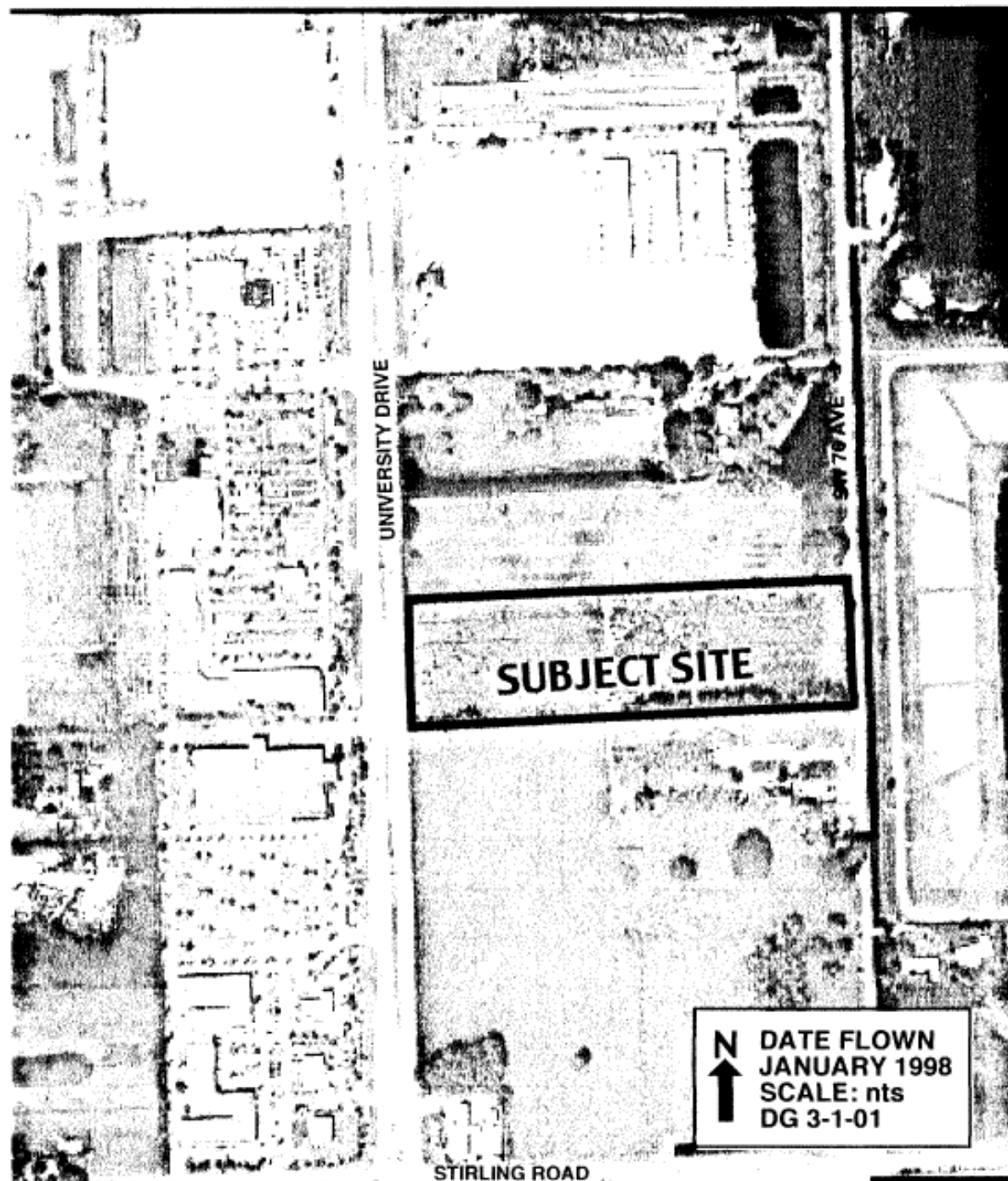
N  
4

PREPARED 3/28/01 BY THE PLANNING & ZONING DIVISION





PETITION NUMBER		N 4
DG 3-1-01		
<i>Subject Site Area Zoning Map</i>		
PREPARED	3/21/01	Scale: 1" = 300'
BY THE PLANNING & ZONING DIVISION		



UNIVERSITY DRIVE

SW 76 AVE

**SUBJECT SITE**

**N**  
**↑** **DATE FLOWN**  
**JANUARY 1998**  
**SCALE: nts**  
**DG 3-1-01**

STIRLING ROAD